

Retail/Office Property For Lease



OGDEN PLACE

623-633 E. OGDEN AVENUE, NAPERVILLE, IL 60563



OFFERING SUMMARY

Available SF:	1,425 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Pass-Thrus:	\$6.00/SF
Parking:	46 spaces
Lot Size:	0.69 Acres
Building Size:	14,000 SF
Zoning:	B2

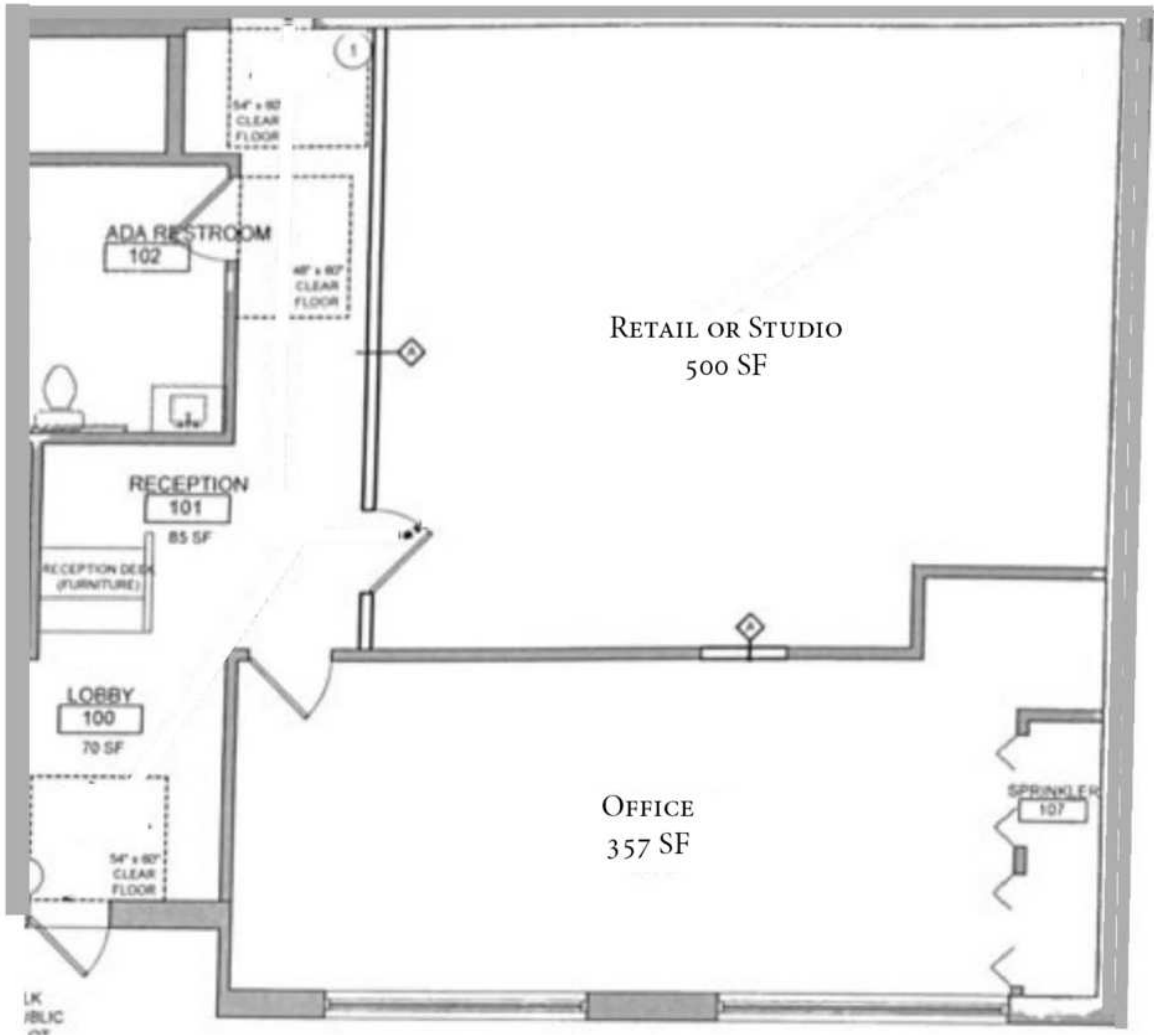
PROPERTY HIGHLIGHTS

- Suite #633 (1,425 SF) Former dance studio. Perfect for personal training, martial arts or any classroom based business. (1 large studio with separate, private office & lobby)
- Located on busy Ogden Ave, a main thoroughfare
- Natural light with 2 oversized front windows
- Ample on-site parking with additional parking next door
- Brand new monument signage - Coming Soon
- Co tenants include Salon Brielle Studio, The Hundred Pilates, Sonic Express Blinds & Photography
- 29,100 vehicles pass the center daily

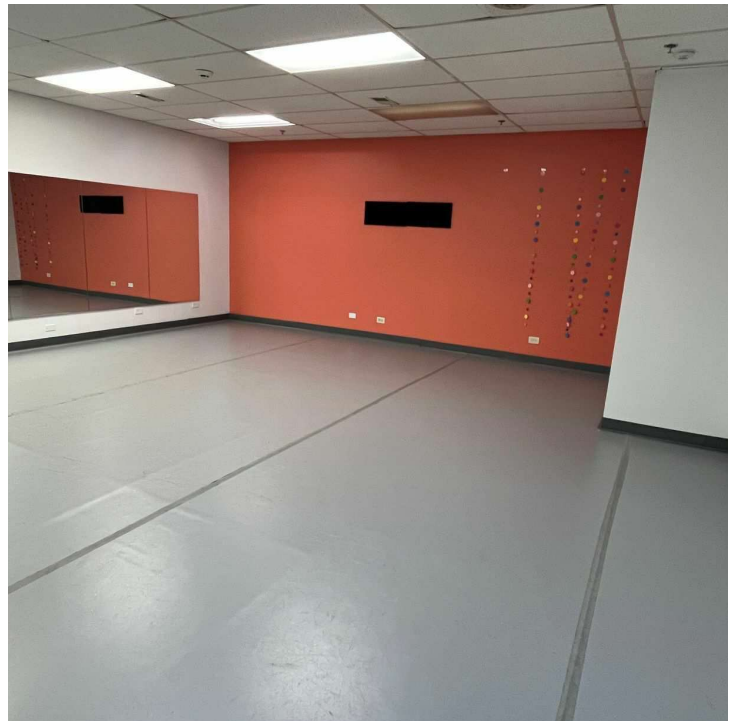
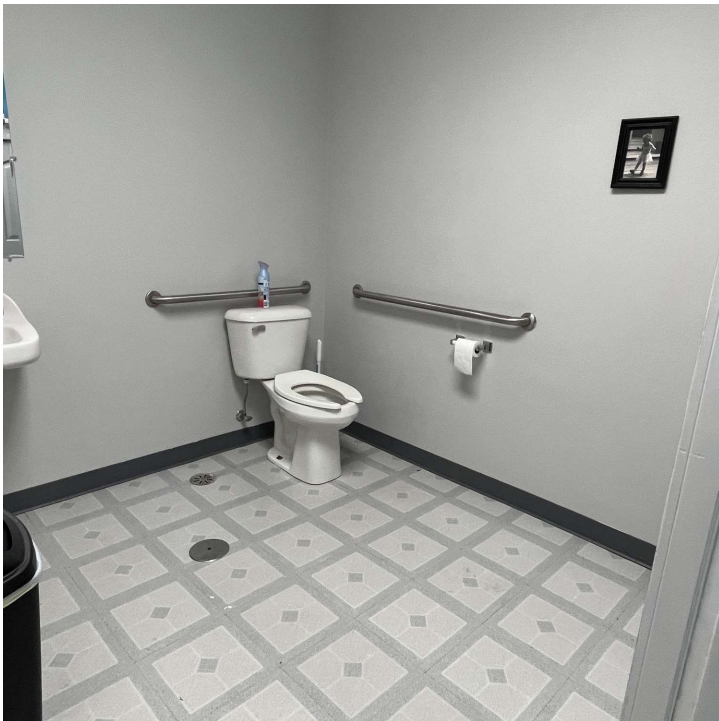
LOCATION OVERVIEW

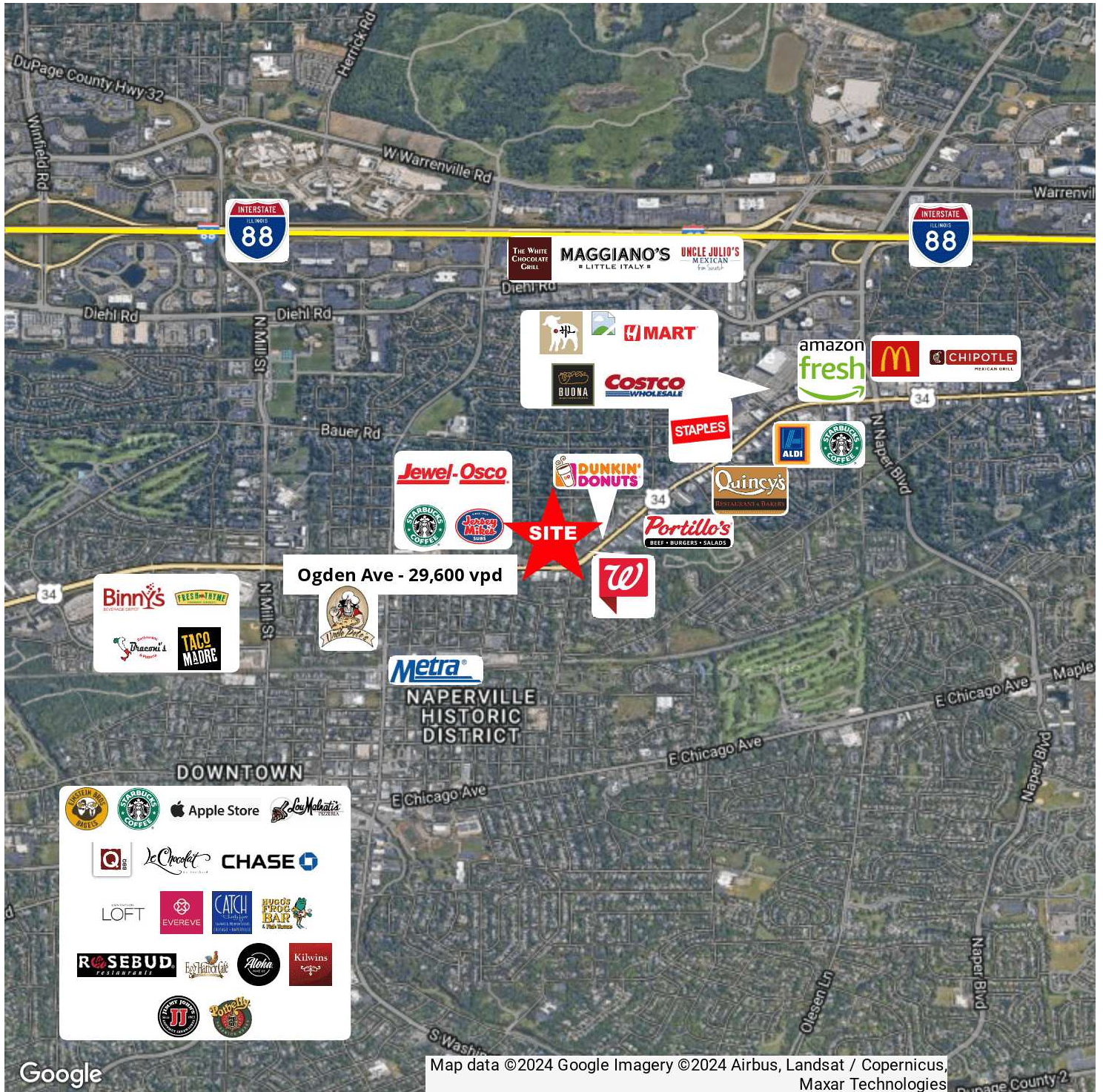
Excellent Ogden Ave visibility in Naperville. Minutes from Costco, Amazon Fresh, Jewel, Starbucks, restaurants and retail shops. A short drive to downtown Naperville, Edwards Hospital, Metra Train (< 1 mi.)and I-88 expressway (< 2 mi.).

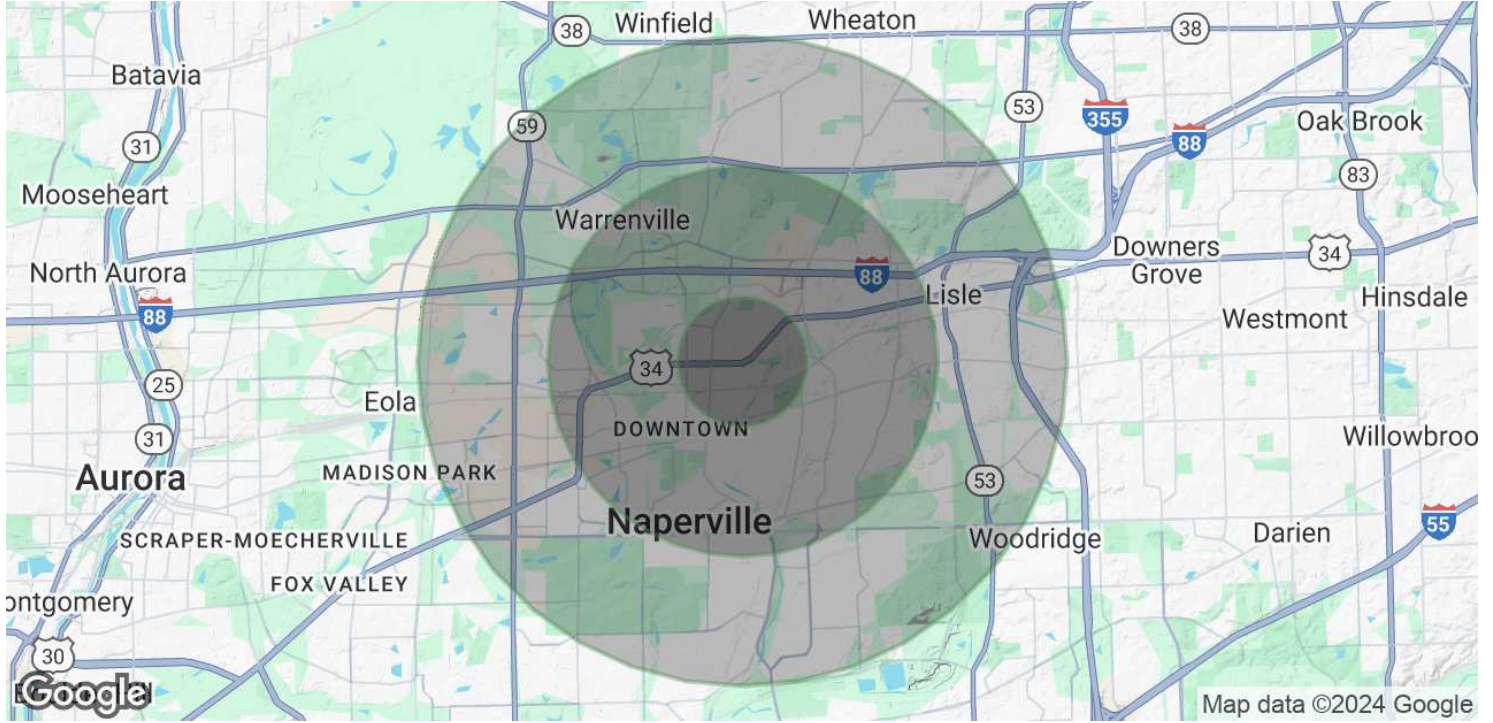
RETAIL/STUDIO SPACE - SUITE 633 (1,425 SF)



RETAIL/STUDIO SPACE - SUITE 633 (1,425 SF)







POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,072	84,102	218,327
Average Age	40	41	41
Average Age (Male)	40	40	40
Average Age (Female)	41	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,984	32,861	84,518
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$177,143	\$176,865	\$169,797
Average House Value	\$605,973	\$549,792	\$495,277

Demographics data derived from AlphaMap